164.0	0003	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,017,500	/	1,017,500
USE VALUE:	1,017,500	/	1,017,500
ASSESSED:	1,017,500	/	1,017,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WING SUSAN J
Owner 2:	LAVIN THOMAS
Owner 3:	
Street 1:	8A HARVARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,869 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Asbestos Exterior and 4399 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8869.000	537,300		480,200	1,017,500
Total Card	0.204	537,300		480,200	1,017,500
Total Parcel	0.204	537,300		480,200	1,017,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 231.32 | /Parcel: 231.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	108742
GIS Ref	
GIS Ref	
Insp Date	07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	537,500	0	8,869.	480,200	1,017,700	1,017,500	Year End Roll	12/18/2019
2019	104	FV	478,100	0	8,869.	480,200	958,300	958,300	Year End Roll	1/3/2019
2018	104	FV	478,100	0	8,869.	425,400	903,500	903,500	Year End Roll	12/20/2017
2017	104	FV	447,600	0	8,869.	356,800	804,400	804,400	Year End Roll	1/3/2017
2016	104	FV	447,600	0	8,869.	356,800	804,400	804,400	Year End	1/4/2016
2015	104	FV	371,200	0	8,869.	308,700	679,900	679,900	Year End Roll	12/11/2014
2014	104	FV	371,200	0	8,869.	298,400	669,600	669,600	Year End Roll	12/16/2013
2013	104	FV	386,500	0	8,869.	284,000	670,500	670,500		12/13/2012

!12719!

PRINT

Date	Time
12/11/20	02:46:49

LAST REV

Date	Time
11/30/20	13:52:04
jorourke	
12719	

USER DEFINED

Prior Id # 1:	108742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WING SUSAN J	28552-398		5/8/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2006	97	Redo Kit	12,890			G7	GR FY07	
1/6/2005	11	Add Bath	18,000	C		G6	GR FY06	add half bath relo
8/18/1999	535	Manual	10,000					REROOF
12/3/1998	829	Manual	3,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/24/2008	Meas/Inspect	163	PATRIOT
9/6/2005	Fieldrev-Chg	BR	B Rossignol
2/22/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8869		Sq. Ft.	Site		0	70.	0.77	8									480,249						480,200	

Total AC/HA:	0.20360	Total SF/SM:	8869	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	480,249	Spl Credit		Total:	480,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.91826773
Const Adj.:	0.95940399
Adj $ / SQ:	123.339
Other Features:	132750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729998
Depreciation:	192719
Depreciated Total:	537278

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

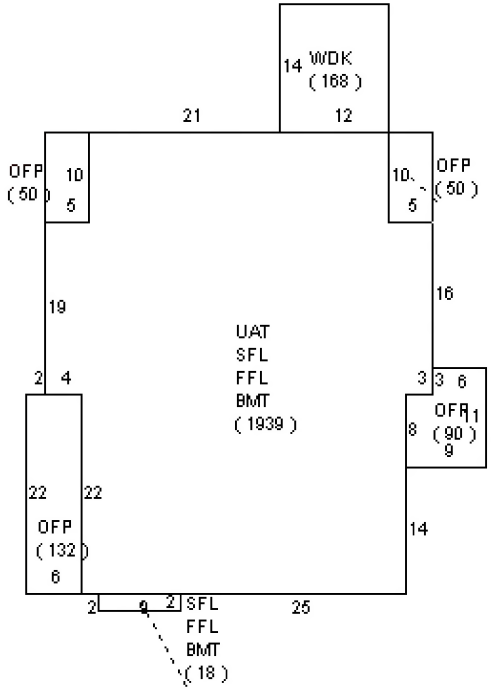
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.34
Special Features:	0	Val/Su Net:	78.48
Final Total:	537300	Val/Su SzAd	137.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,957	37.000	72,412
FFL	First Floor	1,957	123.340	241,374
SFL	Second Floor	1,957	123.340	241,374
UAT	Upper Attic	485	69.070	33,481
OFP	Open Porch	322	20.750	6,680
WDK	Deck	168	11.470	1,926

Net Sketched Area:	6,846			Total:	597,247
Size Ad	3914	Gross Are	8300	FinArea	4399

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

164.0-0003-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	